

STATE BANK OF INDIA OFFICERS' ASSOCIATION

[Chennai Circle]

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Circular to All Unit Secretaries / Members:

No. 56 /84 / 2014
31st December, 2014

Dear Comrades,

Progress of Unity Enclave

Many of you might have been seeing the latest photographs of the excavation and construction activities of our Unity Enclave posted at our website www.sbioacc.com. The work at the site is progressing well, and we bring to you the latest about the project. The mobilization activities for the infra works at the site are completed. Two Concrete Batch Mix Plants have been commissioned. A fully equipped quality lab is functioning at the site to carry out necessary tests for quality adherence of materials being used for construction. A Labour camp is well established along with required sanitation facilities and occupied by the labourers. There are 580 labourers from M/S Simplex Infrastructure Ltd and 21 engineers from M/S Sai working at our site. More labourers shall be brought in as the work progresses and to accommodate them extension works to the existing labour camp is taken up.

The foundation works of Blocks C, B, & S are completed and columns raised to the stilt level. Shuttering work is in progress for Basement-1 Roof.

Foundation works are in progress for I, J & O in the basement -2 level. Beating the recent rains and the hard rocks at the site, excavation is progressing for the blocks. Excavation work has started for U and E blocks and planned to be taken up in Jan 2015 for D, K, M, P & H blocks. Simplex Infra has been instructed to increase the Man power and Formwork materials to speed up pace of work.

Construction works for the compound wall is progressing on the North and the South side of our site in a sequence.

Photos depicting the progress in construction and excavation are uploaded on a weekly basis in our Association web site www.sbioacc.com, Dream Home Menu. Login ID for the current member the PF No. and Pass word is the date of birth in the form of yyyymmdd. For all our retired members, the ID is 123456 and Password is 20010101.

Finance

We have paid the entire mobilization advance of Rs. 57.78 crs to our builder M/S Simplex Infrastructure Ltd. and they have submitted their first bill for Rs. 10.55 crs, which has been sent to our PMC M/S SAI consultancy for scrutiny and certification. Majority of our members have paid their first installment towards construction and some of our comrades have already paid the second installment also.

Comrades, the second installment for construction is due on 31.12.2014. We request you to pay the second installment before 15/01/2014. We have been following up with those comrades who have not yet paid their first installment for construction through our Regional Secretaries, Zonal secretaries and Housing Committee members.

We request all our comrades to pay their installments in time to enable us to take forward the work as scheduled.

Our negotiating Team is successful in hard bargaining with Zuari, Ultra and Dalmia cements and able to clinch an agreement with Zuari to purchase cement for the month of Jan 2015.

UNIQUE FEATURES OF THE PROJECT:

The following are some of the unique features of our project that will not be available in any other project even against payment.

Other Projects	Our Project
The builder sells the commercial space for his own and earn a huge profit.	We are constructing 3,00,000 sq ft of commercial space which will be owned by all the residents. It can be utilized according to our need like super market, hospital, Bank, quality hotels etc...
At Chennai, in gated community, new flats having club house, swimming pool etc.., are collecting maintenance cost of Rs. 3000/- to 6000/- per month.	The rent which we are going to get from the commercial space will be used for maintenance. Hence the maintenance cost will be very low OR NIL maintenance.
Inmates of the flats are in no way connected.	All belong to SBI family.
They are providing residential flats only.	In addition to residential flats, we are providing 4.56 acres of open ground for sports activity. Adjacent to our flats our SBIOA Trust is going to start a SBOA school and college.
In a small scale project they are not able to use latest technologies.	Ours is a mega project, we are not only using latest technologies but also adopting scientific testings.

Comrades, we once again reproduce the payment schedule submitted by our builder, M/S Simplex Infrastructure Ltd. and wetted by our PMC M/S Sai Consultancy Ltd. for your reference.

SL NO	DATE	PAYMENT % TO PROJECT COST
1	JULY 2014	3 bhk – Rs.10.00 lac 2/2.5 bhk – Rs. 8.00 lac 1 bhk – Rs. 6.00 lac
2	DEC 2014	3 bhk – Rs.6.00 lac 2/2.5 bhk – Rs.4.00 lac 1 bhk – Rs.3.00 lac
3	JUN 2015	3 bhk – Rs.11.00 lac 2/2.5 bhk – Rs. 8.00 lac 1 bhk – Rs. 4.00 lac
4	DEC 2015	3 bhk – Rs.10.00 lac 2/2.5 bhk – Rs. 8.00 lac 1 bhk – Rs. 3.00 lac
5	JUN 2016	3 bhk – Rs.4.00 lac 2/2.5 bhk – Rs.3.00 lac 1 bhk – Rs.2.00 lac
6	FEB 2017	3 bhk – Remaining amt 2/2.5 bhk – -- Do ---- 1 bhk – -- Do ----

We once again request all our comrades to pay their installments in time to enable us to take forward the work as scheduled. Please visit our website to know the progress on weekly basis.

Wishing You a Happy New Year and Pongal.

Comradely Yours

(Thomas Franco Rajendra Dev)
General Secretary

(M Mohan)
Chairman
Housing Committee